

**STANDARD APPLICATION**  
**Harford County**  
**Board of Appeals**  
 Bel Air, Maryland 21014

Case No. 5760  
 Date Filed 11/11  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee 2150.00  
 Type \_\_\_\_\_

*Shaded areas for Office Use Only*

**Information to be Submitted with Application**

1. A plot plan drawn to scale indicating all pertinent data.
2. A list of all adjoining property owners with mailing addresses.
3. Names and addresses of all persons having legal or equitable interest in the property.
4. All required supporting documentation or additional studies as may be required; including traffic and environmental studies, etc.

**NOTE:**

All applicants **MUST** schedule a pre-application meeting with the Department of Planning and Zoning **prior** to filing any application to the Board of Appeals.

To schedule please call 410-638-3119.

**Nature of Request and Section(s) of Code**

Case No. 5760. Special Development Approval for an Integrated Community Shopping Center, proposed for the First Election District, 3411 and 3491 Merchant Boulevard, Abingdon, by VILLAGE AT BRIGHT OAKS, INC. and BOULEVARD AT BOX HILL 21 LLC. Appealed because a special development to locate an integrated community shopping center, pursuant to Section 267-79 of the Harford County Code, in the Commercial Industrial District, requires approval by the Board of Appeals.

**Owner (please print or type)**

Name Village at Bright Oaks, Inc. Phone Number call attorney  
 Address 2700 Philadelphia Road Edgewood MD 21040  
*Street Number Street City State Zip Code*

Co-Applicant Boulevard at Box Hill 21 LLC Phone Number call attorney  
 Address 2700 Philadelphia Road Edgewood MD 21040  
*Street Number Street City State Zip Code*

Contract Purchaser N/A Phone Number \_\_\_\_\_  
 Address \_\_\_\_\_  
*Street Number Street City State Zip Code*

Attorney/Representative John J. Gessner, Esquire Phone Number 410-893-7500  
 Address 11 South Main Street Bel Air MD 21014  
*Street Number Street City State Zip Code*

**Land Description**

Address and Location of Property 3411 Merchant Boulevard, Abingdon, MD 21009  
3491 Merchant Boulevard, Abingdon, MD 21009

Subdivision Boulevard at Box Hill Lot Number 5 & 21  
Acreage/Lot Size 27.24; 3.54 Election District First Zoning CI Tax ID # 01-396507; 01-396508  
Tax Map No. 0061 Grid No. 0002F Parcel 0588 Water/Sewer: Private \_\_\_\_\_ Public ☒

List ALL structures on property and current use: Vacant

Estimated time required to present case: 45 minutes

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? Yes \_\_\_\_\_ No ☒

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No ☒

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No ☒

**Request**

see attached

**Justification**

see attached

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

6 : 11/4/11  
2 : 29051  
304306

ATTACHMENT TO APPLICATION OF VILLAGE OF BRIGHT OAKS, INC. AND  
BOULEVARD AT BOX HILL 21 LLC

**REQUEST:** Integrated Community Shopping Center ("ICSC") approval pursuant to Section 267-79 of the Harford County Zoning Code ("Code") for the subject property zoned CI, Commercial Industrial, as shown on the attached site plan.

**JUSTIFICATION:** Given its size, location, proximity to other retail and service uses, road access and proximity to Maryland Route 24, and Interstate I-95, the subject property is an ideal location for an ICSC.